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| <p>1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Bill Nos. 144-87, 145-87, 146-87, 147-87, 148-87, 149-87, 150-87</p> <p>THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210</p> | <p>BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP</p> | <p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92</p> <p><i>William A. Harwood</i> Chairman, County Council</p> | <p>SCALE 1" = 200'</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p> <p>LOCATION RODGERS FORGE</p> <p>SHEET NW 8-A</p> |
|---|--|---|--|

94-457-A

453

IN RE: PETITION FOR ADMIN. VARIANCE
E/S LaGrange Lane, 60' S of
Bellona Avenue
(6319 LaGrange Lane)
9th Election District
4th Councilmanic District
John E. Hammel, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-459-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 6319 LaGrange Lane, located in the Rodgers Forge area of northern Baltimore County. The Petition was filed by the owners of the property, John E. and Virginia M. Hammel. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the minimum required 10 feet, a sum of the side yard setbacks of 19 feet in lieu of the minimum required 25 feet, and a rear yard setback of 26 feet in lieu of the minimum required 30 feet, for a proposed porch and carport enclosure in accordance with the plat submitted into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of June, 1994 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the minimum required 10 feet, a sum of the side yard setbacks of 19 feet in lieu of the minimum required 25 feet, and a rear yard setback of 26 feet in lieu of the minimum required 30 feet, for a proposed porch and carport enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]

LES:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 15, 1994

(410) 887-4386

Mr. & Mrs. John E. Hammel
6319 LaGrange Lane
Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S LaGrange Lane, 60' S of Bellona Avenue
(6319 LaGrange Lane)
9th Election District - 4th Councilmanic District
John E. Hammel, et ux - Petitioners
Case No. 94-459-A

Dear Mr. & Mrs. Hammel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 5/17/94
Posted for: Variance
Petitioner: John & Virginia Hammel
Location of property: 6319 LaGrange Lane, E/S
Location of Sign: Posting made by property owner
(Sign mailed to town)
Remarks: No. 116-434
Posted by: [Signature] Date of return: 4/3/94
Number of Signs: 2

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/they presently reside at:
6319 LaGrange Lane
Baltimore, Maryland 21212

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Indicate variance or practical difficulty)

The house was built before new zoning regulations were in affect. We want to enclose the carport & porch into rooms, there is existing slabs for the carport & porch. We want to build from the slabs & not cut into the slabs to make smaller. We need more space for living.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John E. Hammel Virginia M. Hammel
John Elmer Hammel Virginia Mae Hammel

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

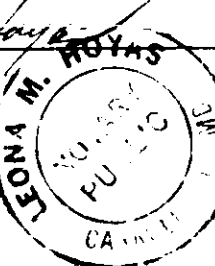
I HEREBY CERTIFY, this 12th day of June, 1994, before me, a Notary Public of the State of Maryland, and for the County aforesaid personally appeared

John E. Hammel Virginia M. Hammel
John Elmer Hammel Virginia Mae Hammel

As WITNESS my hand and Notarial Seal

5-13-94

My Commission Expires
11-1-97



94-459-A
Zoning Description
6319 LaGrange Lane
Elect. Dist 9 Co. Dist. 4
Beginning at a point on the East side of LaGrange Lane at the distance of 60 ft ± South of Bellona Ave. Being a part of Lot #19 in the subdivision of Woodbrook Highlands as recorded in Balto. Co. Plat Book No. 1 folio 3.

receipt
94-459-A
Account: R-001-4180
Number 446 453
Taken by: [Signature]
Date 5-17-94
Owner: John & Virginia Hammel
Site: 6319 LaGrange Lane
#010 (Admin) Residential Variance Filing fee \$50.00
#080 Sign + posting - 35.00
Total \$85.00
03403M0054NHCR
PA C003136PH05-17-94 \$85.00
Please Make Checks Payable To: Baltimore County

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 6319 LaGrange Lane which is presently zoned

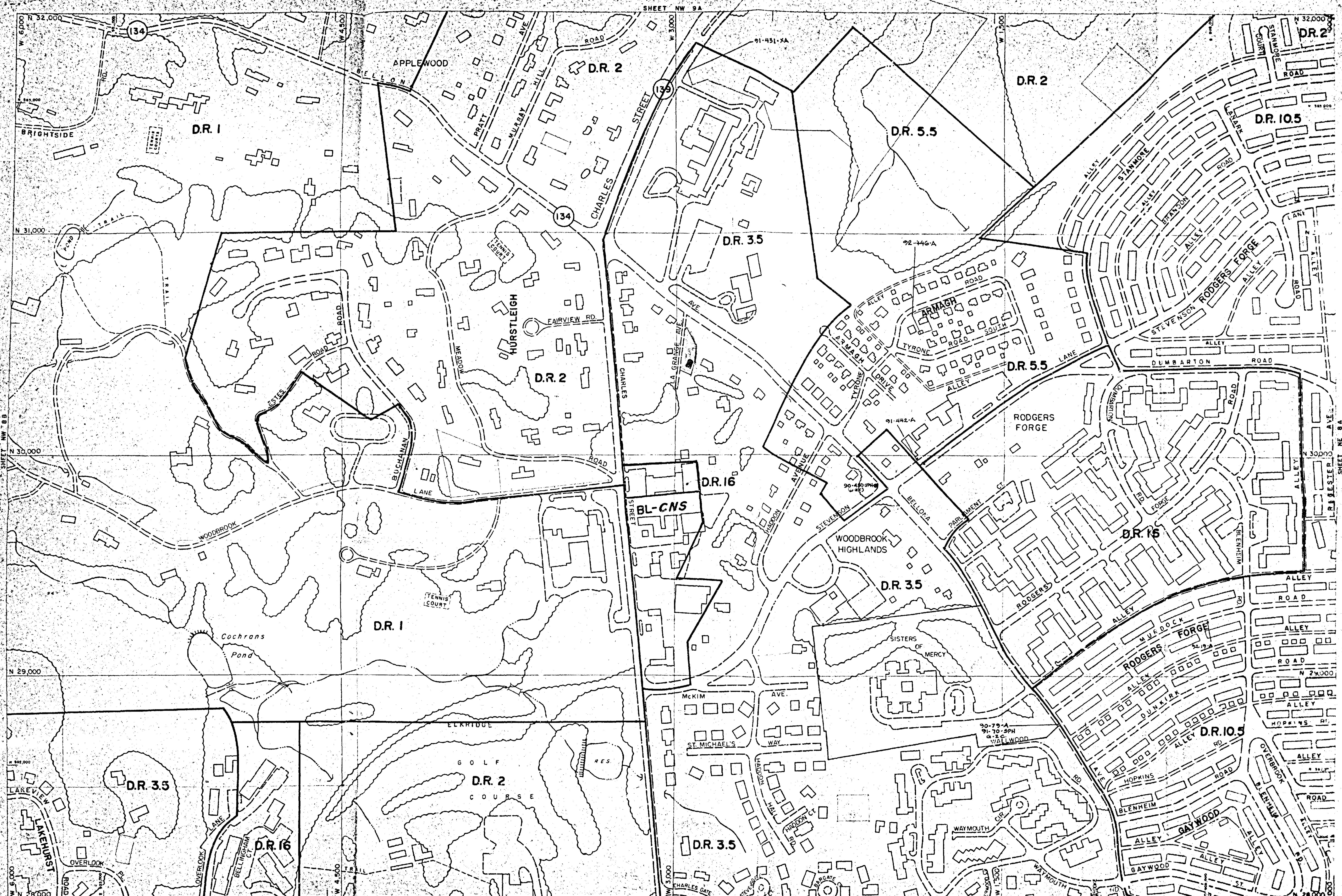
This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 To allow a side yard setback of 9 ft., a sum of side yard setbacks of 19 ft. and a rear yard setback of 26 ft. in lieu of the minimum required 10 ft., 25 ft. & 30 ft. respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons. (Indicate hardship or practical difficulty)
The house was built before new zoning regulations were in affect. The porch & carport have slabs already & we want to enclose them into rooms. Our house needs more living space.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zip Code
Phone No.
Name
Address
City State Zip Code
Phone No.
A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of May, 1994, that the subject matter of this petition be set for a public hearing, subject to be held at the Zoning Department of Baltimore County, at two new sessions of general session throughout Baltimore County, and that the property be reported.

REVIEWED BY: [Signature] DATE: 5-17-94
ESTIMATED POSTING DATE: 5-29-94
Printed with Soybean Ink on Recycled Paper
ITEM # 446 453



| | | |
|---|--|---|
| <p>1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Bill Nos. 144-87, 145-87, 146-87, 147-87, 148-87, 149-87, 150-87</p> <p>THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210</p> | <p>BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP</p> | <p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p> |
|---|--|---|

SCALE
1" = 200'

LOCATION
RODGERS FORGE

SHEET
NW
8-A

94-457-A

453

- If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

W. Carl Richards, Jr.
Zoning Supervisor

WCR : cmm



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-25-44

Re: Baltimore County
Item No.: * 453 (JJS)

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
 DAVID H. RAMSEY, ACTING CHIEF
 John Contestabile, Chief
 Engineering Access Permits
 Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

DATE: June 1, 1994

SUBJECT: Petitions from Zoning Advisory Committee

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Division Chief:

PK/JL:lw

ZAC.440/PZONE/ZAC1

94-459-A

453

453

42

IN RE: PETITION FOR ADMIN. VARIANCE
E/S LaGrange Lane, 60' S of
Bellona Avenue
(6319 LaGrange Lane)
9th Election District
4th Councilmanic District
John E. Hammel, et ux
Petitioners

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* ZONING COMMISSIONER
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* Case No. 94-459-A

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of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]

LES:bjs

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 15, 1994

(410) 887-4386

Mr. & Mrs. John E. Hammel
6319 LaGrange Lane
Baltimore, Maryland 21212

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Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

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Posted for: Variance
Petitioner: John & Virginia Hammel
Location of property: 6319 LaGrange Lane, E/S
Location of Sign: Posting made by property owner
(Sign mailed to town)
Remarks: No. Plc. Wt.
Posted by: [Signature] Date of return: 4/3/94
Number of Signs: 2

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John E. Hammel Virginia M. Hammel
John Elmer Hammel Virginia Mae Hammel

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

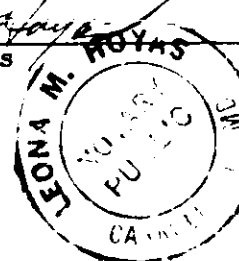
I HEREBY CERTIFY, this 12th day of June, 1994, before me, a Notary Public of the State of Maryland, and for the County aforesaid personally appeared

John E. Hammel Virginia M. Hammel
John Elmer Hammel Virginia Mae Hammel

AS WITNESS my hand and Notarial Seal

5-13-94

My Commission Expires
11-1-97



94-459-A
Zoning Description
6319 LaGrange Lane
Elect. Dist 9 Co. Dist. 4
Beginning at a point on the East side of LaGrange Lane at the distance of 60 ft ± South of Bellona Ave. Being a part of Lot #19 in the subdivision of Woodbrook Highlands as recorded in Balto. Co. Plat Book No. 1 folio 3.

receipt
94-459-A
Account: R-001-4180
Number 446 453
Taken by: [Signature]
Date 5-17-94
Owner: John & Virginia Hammel
Site: 6319 LaGrange Lane
#010 (Admin) Residential Variance Filing fee \$50.00
#080 Sign + posting - 35.00
Total \$85.00
03403M0054NHCRC
PA C003136PM05-17-94 \$85.00
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Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zip Code
Phone No.
Name
Address
City State Zip Code
Phone No.
A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of May, 1994, that the subject matter of this petition be set for a public hearing, subject to be held at the Zoning Department of Baltimore County, at two new sessions of general session throughout Baltimore County, and that the property be reported.

ORDER RECEIVED FOR FILING
Date 5/17/94
By [Signature]
REVIEWED BY [Signature] DATE 5-17-94
ESTIMATED POSTING DATE 5-29-94
Zoning Commissioner of Baltimore County
ITEM # 446 453

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management

June 3, 1994

(410) 887-3353

Mr. and Mrs. John E. Hammel
6319 LaGrange Lane
Baltimore, Maryland 21212

RE: Case No. 94-459-A, Item No. 453
Petitioner: John E. Hammel, et al.
Petition for Administrative Variance

Dear Mr. and Mrs. Hammel:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 17, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.